

170 PENTREBANE DRIVE
ST FAGANS
CARDIFF CF5 3DR

ASKING PRICE OF
£400,000



DETACHED PROPERTY



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****DETACHED PROPERTY**THREE BEDROOM**REDROW 'WARWICK' STYLE**LANDSCAPED REAR GARDEN**GARAGE AND DRIVEWAY**VIEWING ADVISED** NO CHAIN**** An immaculately presented three bedroom property. Entrance hallway, spacious lounge, modern kitchen/dining room and cloakroom. To the first floor; a good sized master bedroom with en-suite, a second spacious double, modern family bathroom and third bedroom. A well maintained, beautifully landscaped rear garden. Garage and driveway for up to three vehicles in tandem. Front garden laid to lawn with paved pathway. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,076 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Cae St Fagans is situated in a convenient location not far from Culverhouse Cross Retail Park, City Centre and Cardiff International Airport, with good transport links to the M4 and schools at all levels.

ENTRANCE

ENTRANCE HALLWAY

Entered via a modern composite door with obscured glass panel, a good sized hallway. 'LVT' flooring. Radiator. Spindled staircase with oak bannister leading to first floor. Built in under stairs storage cupboard. Doors to lounge, kitchen/dining room and cloakroom.

LOUNGE

16' 0" x 11' 0" (4.88m x 3.37m)

A spacious family lounge. Radiator. Large uPVC window to front.

CLOAKROOM

5' 7" x 3' 0" (1.71m x 0.93m)

Modern white suite; low level WC, corner, wall hung wash hand basin with chrome mixer tap, radiator, and spotlights. 'LVT' flooring. Obscured glass uPVC window to front.

KITCHEN/DINER

18' 5" x 13' 0" (5.62m x 3.98m)

Appointed along two walls, a quality modern kitchen with eye and low level cupboards beneath concrete effect laminate worktops, stainless steel 1.5 bowl sink with drainer and chrome mixer tap, integrated 'AEG' four ring gas hob with extractor hood, two integrated 'AEG' ovens, integrated fridge freezer and integrated dishwasher. Built in storage cupboard, modern vertical radiator and spotlights. Storage cupboard with plumbing and space for washing machine and dryer. Tiled splashbacks. Large uPVC sliding doors opening into the beautifully landscaped rear garden.

FIRST FLOOR

LANDING

Landing area with built in cupboard housing wall mounted combi 'Ideal Logic' boiler. Access to loft space. Radiator: uPVC window to side. Doors to all rooms

BEDROOM ONE

12' 7" x 7' 8" (3.84m x 2.34m)

A spacious master bedroom, built in mirrored door wardrobes, radiator. Door to en-suite.

ENSUITE

8' 1" x 4' 1" (2.47m x 1.27m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap, double shower with chrome shower and glass sliding screen, chrome heated towel rail, shaving point, spotlights and extractor fan. Tiled splashbacks. 'LVT' flooring. Obscured glass window to side.

BEDROOM TWO

11' 0" x 11' 4" (3.36m x 3.46m)

A second double bedroom, built in mirrored doored wardrobes, radiator. uPVC window to rear.



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BEDROOM THREE

11' 5" x 7' 0" (3.50m x 2.15m)

A third bedroom. Radiator. uPVC window to rear.

FAMILY BATHROOM

8' 7" (max)x 6' 9" (2.62m x 2.07m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap, bath with chrome mixer tap and chrome shower, large built in cupboard, chrome heated towel rail and shaving point. 'LVT' flooring, tiled splashbacks and spotlights. Obscured glass window to front.

OUTSIDE

REAR GARDEN

A well maintained, beautifully landscaped rear garden. Paved patio leading to an artificial lawn area with wooden sleeper planters. Steps Leading to a second patio area with wooden pergola. Outside power sockets. Outside tap. Timber gate to side for access to driveway and garage.

FRONT

Laid to lawn with paved pathway to front door. Cast iron fence and gate. Driveway with parking for up to three vehicles. Electric car charger.

GARAGE

Detached single garage with up and over door. Power and lighting.

ADDITIONAL INFORMATION

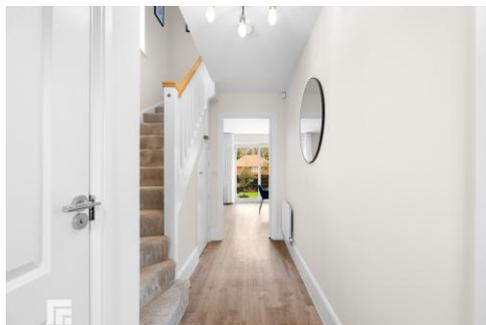
The site service charge for upkeep of communal areas is approx £250 per annum.



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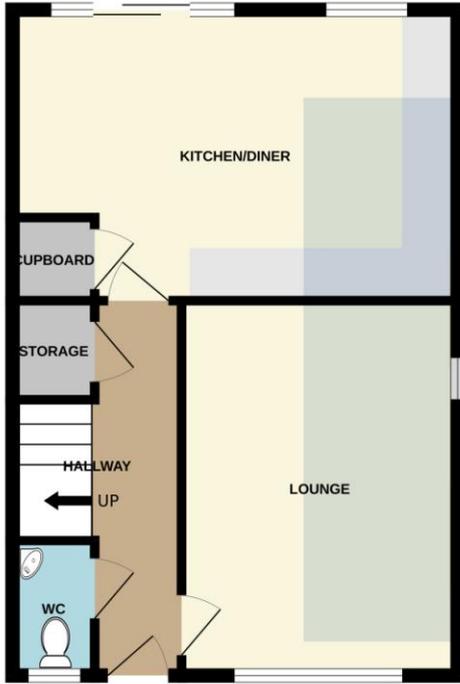


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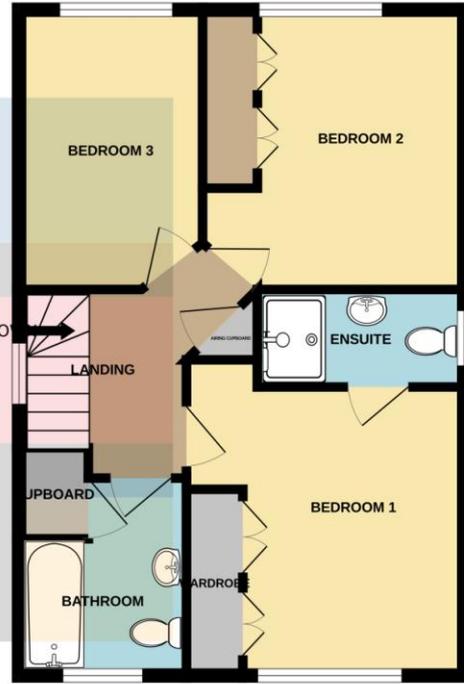


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GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.

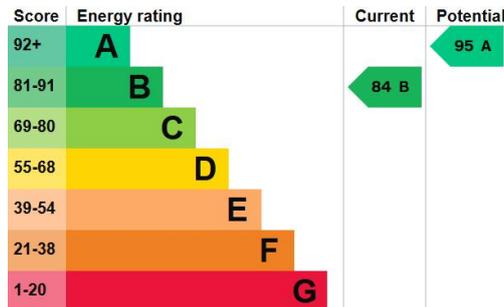


1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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